114.0	0007	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	573,200 / 573,200
					USE VALUE:	573,200 / 573,200
					ASSESSED:	573,200 / 573,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		CARL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FITZPATRICK DANIEL		
Owner 2:	ARINSBURG-FITZPATRICK BETH R		
Owner 3:			
Street 1:	9 CARL RD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	HAGAN PATRICIA M -
Owner 2:	-
Street 1:	9 CARL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,038 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 768 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5038.000	173,400		399,800	573,200
Total Card	0.116	173,400		399,800	573,200
Total Parcel	0.116	173,400		399,800	573,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 746.35 | /Parcel: 746.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 73422

GIS Ref

GIS Ref

Insp Date 08/24/18

!8898!

PREVIOUS ASSESSMENT

Parcel ID 114.0-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	204,500	0	5,038.	399,800	604,300	604,300	Year End Roll	12/18/2019
2019	101	FV	184,900	0	5,038.	405,500	590,400	590,400	Year End Roll	1/3/2019
2018	101	FV	184,900	0	5,038.	302,700	487,600	487,600	Year End Roll	12/20/2017
2017	101	FV	184,900	0	5,038.	274,100	459,000	459,000	Year End Roll	1/3/2017
2016	101	FV	184,900	0	5,038.	262,700	447,600	447,600	Year End	1/4/2016
2015	101	FV	173,400	0	5,038.	222,700	396,100	396,100	Year End Roll	12/11/2014
2014	101	FV	173,400	0	5,038.	211,300	384,700	384,700	Year End Roll	12/16/2013
2013	101	FV	173,400	0	5,038.	201,000	374,400	374,400		12/13/2012

PRINT

Date	Time
12/10/20	23:26:03

LAST REV

Date	Time
11/12/20	13:50:16
danam	

PAT ACCT. 8898

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAGAN PATRICIA	73616-539	1	11/8/2019		575,000	No	No		
	15088-79		6/1/1983		1	No	No		A

USER DEFINED

Prior Id # 1:	73422
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2020	1148	Addition	298,000	O				
8/28/2020	1004	Heat App	20,000	C				
5/16/2003	367	Redo Kit	21,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	MM	Mary M
8/24/2018	MEAS&NOTICE	BS	Barbara S
4/16/2009	Inspected	163	PATRIOT
1/5/2009	Measured	336	PATRIOT
8/17/2005	Permit Visit	BR	B Rossignol
3/25/2000	Inspected	201	PATRIOT
2/7/2000	Measured	197	PATRIOT
9/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5038		Sq. Ft.	Site		0	70.	1.13	5									399,797						399,800	

Total AC/HA: 0.11566 | Total SF/SM: 5038 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,797 | Spl Credit | Total: 399,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	251259
Depreciation:	77890
Depreciated Total:	173369

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

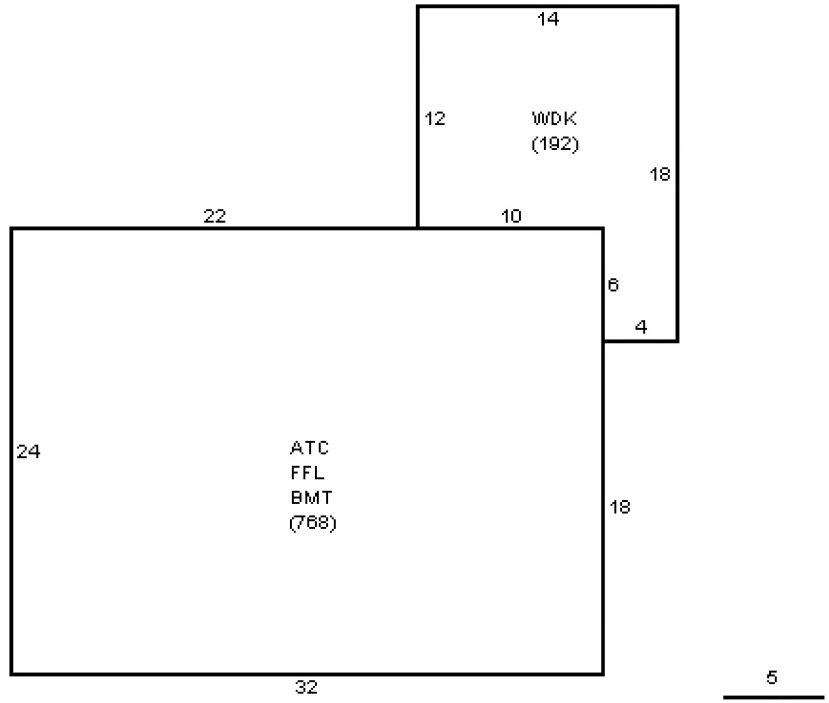
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	86.83
Final Total:	173400	Val/Su SzAd	167.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.520	32,656
FFL	First Floor	768	141.740	108,853
ATC	Attic	269	141.740	38,099
WDK	Deck	192	11.210	2,152

Net Sketched Area:	1,997			Total:	181,760
Size Ad	1036.7999	Gross Are	2496	FinArea	768

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0007-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc